

# Design & Access Statement

## Site:

Connaught Mansions  
Prince of Wales Drive  
London  
SW11 4SA

## On behalf of:

L&D Properties Ltd

## Date:

13/03/14



Site Location Plan. Scale 1:10,000

Planning permission is sought for works in relation to the addition of an external centralised bin store that will service all 35 properties in Connaught Mansions plus the adjoining Cottage on Rosenau Crescent.

## Proposal:

The proposal is for the addition of an external bin store to service Connaught Mansions and the adjoining Cottage on Rosenau Crescent.

## Site:



Principal elevation on Prince of Wales Drive: Raised garden with white boundary wall and hedge surrounds Connaught Mansions

Connaught Mansions is within the Battersea Park Conservation Area. The main elevation of Connaught Mansions faces onto Prince of Wales Drive. The proposed location of the bin store is to the eastern side, on Rosenau Crescent.

## Current Conditions:

Surrounding Connaught Mansions is a 400-600mm raised garden with white boundary wall with a laurel hedging on top. At access points to the building there is a level path, bounded by the hedge and low wall. The main mansion building stands at ground plus four storeys. To the east on Rosenau Crescent there is an attached two storey cottage.

At present residents leave their refuse in black bin bags under the stairs in the common entrance hallway. This is then carried to the street by a caretaker once a week, to be collected by refuse collectors.

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Elevation on Rosenau Crescent and location of proposed bin store indicated by red dashed line

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## Pre-Application Consultation:

Pre-application consultation was sought to discuss the suitability of the proposal. The owner met on site with Adrian Uwanogho from Wandsworth Council on 23/01/14 who indicated the proposed improvements are acceptable and preferred over the current situation.

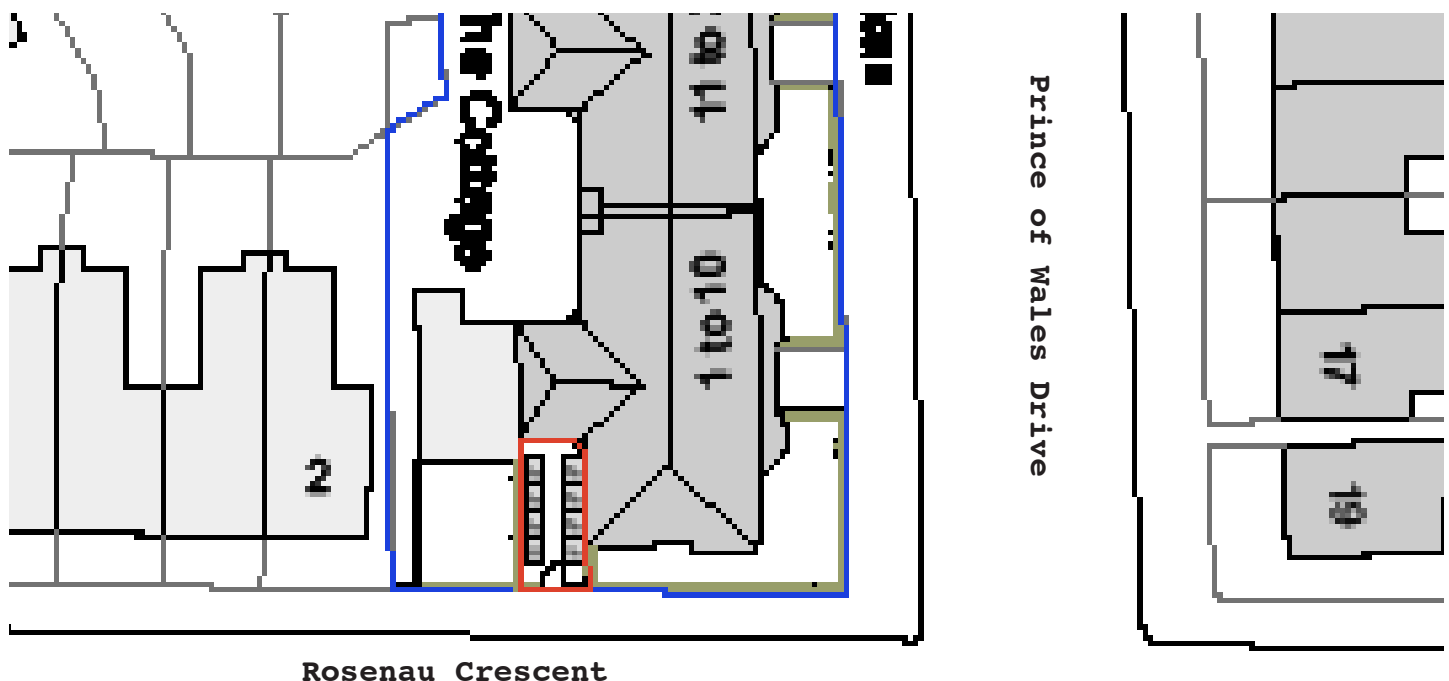
## Proposed Works:

The proposal includes lowering a portion of the existing raised garden to ground level, creating a space where the refuse could be centrally located and accessed from the street. Lowering this space to ground level would allow for the bins to be sunk 600mm lower and therefore become less visible from the properties and from the street. It also allows for level access to the pavement when refuse is collected. This is in keeping with how each common stairwell in Connaught Mansions is accessed. Foliage will be planted to reduce the visual impact of the bin store on the streetscape.

In accordance with the 'Wandsworth Local Plan, SPD, *Refuse and Recyclables*' there is a requirement to provide;

- Between 33 and 38 flats - six 1,100 litre Euro Style bins for general waste
- Between 18 and 36 flats - two 1,280 litre Euro Style bins for recycling

36 properties requires six general waste Euro Style bins and two recycling Euro Style bins. The proposal allows for 150mm spacings minimum between bins and walls as required in the 'Wandsworth Local Plan, SPD, *Refuse and Recyclables*' document. Landscaping and fencing, in keeping with the surroundings, would be used to manage the visual impact of the new bin store.



Block plan of site with location of proposed bin store. Not to scale.

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## Heritage Statement

The proposed modifications are relatively minor and not considered to affect the character of the Conservation Area. The proposal draws from materials and arrangements already existing in the immediate context. The intervention has been kept to a minimum amount to realise maximum efficiency. The composition of railings and planting shields the bin store from the public realm. The proposal is considered to be minor work with negligible effect on the heritage status of the place.